

113.0

0004

0021.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

685,600 / 685,600

USE VALUE:

685,600 / 685,600

ASSESSED:

685,600 / 685,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORMIER CHARLENE
Owner 2:	SUMMERS RICHARD S
Owner 3:	

Street 1: 22 HUNTINGTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BUTTS CHRIS -

Owner 2: -

Street 1: 22 HUNTINGTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4114		Sq. Ft.	Site		0	70.	1.32	6									380,393						380,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4114.000	303,100	2,100	380,400	685,600		72370
							GIS Ref
							GIS Ref
							Insp Date
							09/07/18

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Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	72370
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:56:06
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,100	2100	4,114.	380,400	685,600		Year end	12/23/2021
2021	101	FV	294,300	2100	4,114.	380,400	676,800		Year End Roll	12/10/2020
2020	101	FV	294,300	2100	4,114.	380,400	676,800		Year End Roll	12/18/2019
2019	101	FV	237,800	2100	4,114.	375,000	614,900	614,900	Year End Roll	1/3/2019
2018	101	FV	237,000	2100	4,114.	288,000	527,100	527,100	Year End Roll	12/20/2017
2017	101	FV	237,000	2100	4,114.	271,700	510,800	510,800	Year End Roll	1/3/2017
2016	101	FV	237,000	2100	4,114.	250,000	489,100	489,100	Year End	1/4/2016
2015	101	FV	231,300	2100	4,114.	233,700	467,100	467,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTTS CHRIS,	1561-87	1	8/14/2020		820,000	No	No		
JPMORGAN CHASE	1414-71		4/12/2012	Bank Sale	320,000	No	No		
GUILLAUME YVAN	1412-83		3/1/2012	Forclosure	345,800	No	No		
BATTITE ROSE	1206-15		6/7/1999		260,000	No	No	N	
	661-176		3/20/1997						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2012	1127	Heat App	10,000	C				
8/28/2012	1070	Wood Dec	2,000					
7/18/2012	906	Manual	15,000					STRUCTURAL WORK & N
5/17/2012	626	Redo Kit	45,000					& BATH / INSTALL R

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
9/7/2018	MEAS&NOTICE	CC	Chris C
4/11/2013	Info Fm Prmt	EMK	Ellen K
1/28/2013	Info Fm Prmt	BR	B Rossignol
7/11/2012	MLS	EMK	Elen K
2/28/2009	Measured	372	PATRIOT
6/19/2000	MLS		
2/7/2000	Mailer Sent		
2/7/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																																																																																																																								
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(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																																																																																																																																																																																														
Foundation:	3 - BrickorStone		A 3QBth:		Rating:																																																																																																																																																																																															
Frame:	1 - Wood		1/2 Bath:		Rating:																																																																																																																																																																																															
Prime Wall:	4 - Vinyl		A HBth:		Rating:																																																																																																																																																																																															
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Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																																																																																																																																																																																														
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